

Document No. 3912
Voted at Meeting of 2/7/80

BOARD OF APPEAL REFERRALS

February 7, 1980

1. Z-4628 The Salvation Army of Massachusetts Incorporated
332 Jamaicaaway, Jamaica Plain
2. Z-4619 Connemara Corp.
35 Kingston Street, Boston
3. Z-4621 Mt. Horeb Lodge No. 10, Inc.
110 Harvard Street, Dorchester
4. Z-4624 Richard F. Dearborn
1422 Centre Street, Roslindale
5. Z-4626 Boston Housing Authority
96-104 Monticello Avenue, Dorchester
6. Z-4627 St. John of God Hospital
296 Allston Street, Brighton
7. Z-4629 Lynne H. Sabuk
388 Arborway, Jamaica Plain
8. Z-4638 George Dukas
701-705 Centre Street, Jamaica Plain
9. Z-4650 Anthony Cicconi
18 Shepard Street, Brighton
10. Z-4656 Faneuil Realty Trust
5 Faneuil Street, Brighton
11. Z-4657 John and Raymond Fallon
252 Western Avenue, Brighton

MEMORANDUM

January 10, 1980 - tabled
January 24, 1980 - resubmitted, tabled
February 7, 1980 - resubmitted

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/22/80

Z-4628
Salvation Army of Mass., Inc.
332 Jamaicaaway, Jamaica Plain
at Perkins Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 manufacturing _____

Purpose: Change occupancy from Booth Memorial Home to parenting center, in-residence counseling for 25 mothers and infants; nonresident day care and counseling service.

Violation(s):
Section

Required Proposed

9-2. Change in a nonconforming use requires
Board of Appeal hearing.

Proposal is similar to former maternity home use (see attachment). Staff conducted neighborhood meetings at Agassiz School January 3. Immediate abutters expressed support with provisos indicated in vote. Jamaica Pond Association is opposed; however, abutters stated that the association does not represent them or their interests. Recommend approval with provisos.

VOTED: In reference to Petition Z-4628, brought by The Salvation Army of Massachusetts Incorporated, 332 Jamaicaaway, Jamaica Plain, for change in a nonconforming use for change of occupancy from Booth Memorial Home to parenting center for 25 resident mothers and infants and nonresident day care and counseling service in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos; that the program and operation be approved for eighteen months only so that its compatibility with neighborhood be reviewed by the Board of Appeal at formal hearing; that the Salvation Army establish an Advisory Council consisting of at least three neighborhood representatives to develop program details, operations, etc.; that no truck deliveries be allowed before 8 a.m. or after 6 p.m.; that visiting hours be limited to 10 p.m. Sunday through Thursday and midnight Friday and Saturday; that Salvation Army work with City Traffic and Parking Department to determining parking and access routes for servicing clients without inconvenience or creating potential hazards for nearby residents on densely settled streets; that plans for exterior changes to building or grounds be submitted to Authority for design review. Limit women with children in residence to 20, so that 5 spaces will remain, under the license, for neighborhood day care center.

THE SALVATION ARMY

Proposed Parenting Program
at

BOOTH MEMORIAL HOME
332 Jamaicaway, Jamaica Plain, Boston

The Booth Memorial Parenting Center will provide residential facilities for approximately 25 mothers and their infants. The mothers will be predominantly teenage girls who need counseling and care in facing their new lives as mothers. The goal is to prepare the girls to be not only good parents but productive members of the community. This will require day care facilities for the babies while the mothers are at school or other educational situations. As the program develops there will be counseling and assistance provided for non-resident parents and day care for non-resident children, including neighborhood residents in Jamaica Plain.

The use applied for is therefore:

Residence for 25 single parents and their infants, with provision for up to 5 live-in staff, day care facilities for infants and children, counseling, and training facilities for residents and non-residents.

ARD'S POND

JAMAICAWAY

U/C

U/C

PARKTON

PARKTON ROAD

ZAMORA COURT

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PERKINS

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AVENUE

HALIFAX

ASHCROFT

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MORRIS

VIEW

POND

PERSHING

TENNIS

COURTS

MARY F. CURLEY
SCHOOL

Z-4628

332 JAMAICAWAY
(J.P.)

LOCHSTEAD

JAMAICAWAY

JAMAICAWAY CT

BEAUFORT

AVENUE

SPRING PARK

ROBINWOOD

Board of Appeal Referrals 2/7/80

Hearing: 2/19/80

Z-4619

Connemara Corp.

35 Kingston Street, Boston

Near Bedford Street

Five story structure - B-10

District(s):	apartment_____	general business B-10_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from store and light manufacturing to one apartment, store and light manufacturing.

Violation(s):

SectionRequiredProposed

17-1 Open space is insufficient

150 sf.

0

Fifth floor of structure, which has been vacant for many years, will be converted to residential apartment. Proposal is consistent with similar use across Kingston Street and the development of residential conversions in the downtown area. Abuttor has expressed support. Recommend Approval.

VOTED: In Reference to Petition Z-4619, brought by Connemara Corp., 35 Kingston Street, Boston, for a variance for change of occupancy from store and light manufacturing to one apartment, store and light manufacturing in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval. Proposal is consistent with similar use across Kingston Street and the development of Residential conversions in the Downtown Area. Violation will not create an adverse impact.

Board of Appeal Referrals February 7, 1980

Hearing: 2/19/80

Z-4621

Mt. Horeb Lodge No. 10, Inc.
110 Harvard Street, Dorchester
near Millet Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from store to lodge

Violation(s):

SectionRequiredProposed

8-7. Private club is conditional in an L-1 district.

23-2. Off-street parking is insufficient.

Site is surrounded by railroad right of way, auto repair-salvage operation, fuel oil company parking, and vacant lots. Conversion of vacant store to lodge of "Free Mechanics" for social purpose (no liquor) is appropriate. No community reaction. Recommend approval with provisos.

VOTED: In reference to Petition Z-4621, brought by Mt. Horeb Lodge No. 10, Inc., 110 Harvard Street, Dorchester, for a conditional use and variance for change of occupancy from store to lodge in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that closing hour be midnight Sunday through Thursday and 1:00 A.M. Friday and Saturday; that petitioner acquire or lease land proximate to site to provide 25 off-street parking spaces; that the use terminate if at any time off-street parking becomes unavailable; that no liquor be allowed on premises; that plans be submitted to the Authority for design review.



2-4621
110 HARVARD ST.
(Y.O.R.)

Board of Appeal Referrals February 7, 1980

Hearing: 2/19/80

Z-4624

Richard F. Dearborn
1422 Centre Street, Roslindale
at Knoll Street

Gas Service Station - L-.5

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Use premises for sale of four used cars.

Violation(s):

Section

Required

Proposed

8-7 Outdoor sale or display for sale or new or used motor vehicles is forbidden in an L-.5 District.

Gas Service Station is located in a small local retail area on Centre Street between Weld and Ardale Streets. Sale of used cars will have an adverse affect on the abutting Residential properties and the surrounding low density one and two family neighborhood. The Centre-Knoll-Ardale Civic Association and Little City Hall are opposed.
Recommend Denial.

VOTED: In Reference to Petition Z-4624, brought by Richard F. Dearborn, 1422 Centre Street, Roslindale for a forbidden use for use of premises for sale of four used cars in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends denial. Sale of used cars will have an adverse affect on the abutting residential properties and the surrounding low density one and two family neighborhood.



274624
1422 CENTRE ST
(ROS)

Board of Appeal Referrals 2/7/80

Z-4626
Boston Housing Authority
96-104 Monticello Avenue
Dorchester
at Columbia Point

Hearing: 2/26/80

Housing Development

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Renew uses granted by Board of Appeal
June, 1976: 24 apartments, Day Care
Center for 24 children, alcoholism
detoxification center.

Violation(s):

Section

Required

Proposed

The Authority recommended approval of the 1976 petition for a detoxification center with proviso "That the facility be centrally located on Mt. Vernon Street;" the Board of Appeal did not concur with this proviso and granted approval for two years expiring July, 1978. Petitioner refiled in 1978 but inadvertently failed to pursue variance.

Site is inappropriate and does not conform with future redevelopment plans for Columbia Point. The BHA tenant Task Force and the BRA staff recommend that the alcoholic program relocate within the development to Mt. Vernon Street for central location and resident access.
Recommend Denial.

VOTED: In reference to Petition Z-4626, brought by Boston Housing Authority, 96-104 Monticello Avenue, Dorchester, for a forbidden use to renew uses 24 apartments, Day Care Center for 24 children and Alcoholism Detoxification Center in an apartment (H-2) District, the Boston Redevelopment Authority recommends denial. Site is inappropriate and does not conform with future redevelopment plans for Columbia Point. The BHA Tenant Task Force and the BRA recommend that the Alcoholic Program relocate within the development to Mt. Vernon Street for central location and resident access.

Z-4626

96-104 MONTICELLO AVE.
(DOR.)



Board of Appeal Referrals 2/7/80

Z-4627

St. John of God Hospital
296 Allston Street, Brighton
Near Washington Street

Hearing: 2/19/80

Hospital Complex

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Erect three-story addition to
hospital structure.

Violation(s):

Section

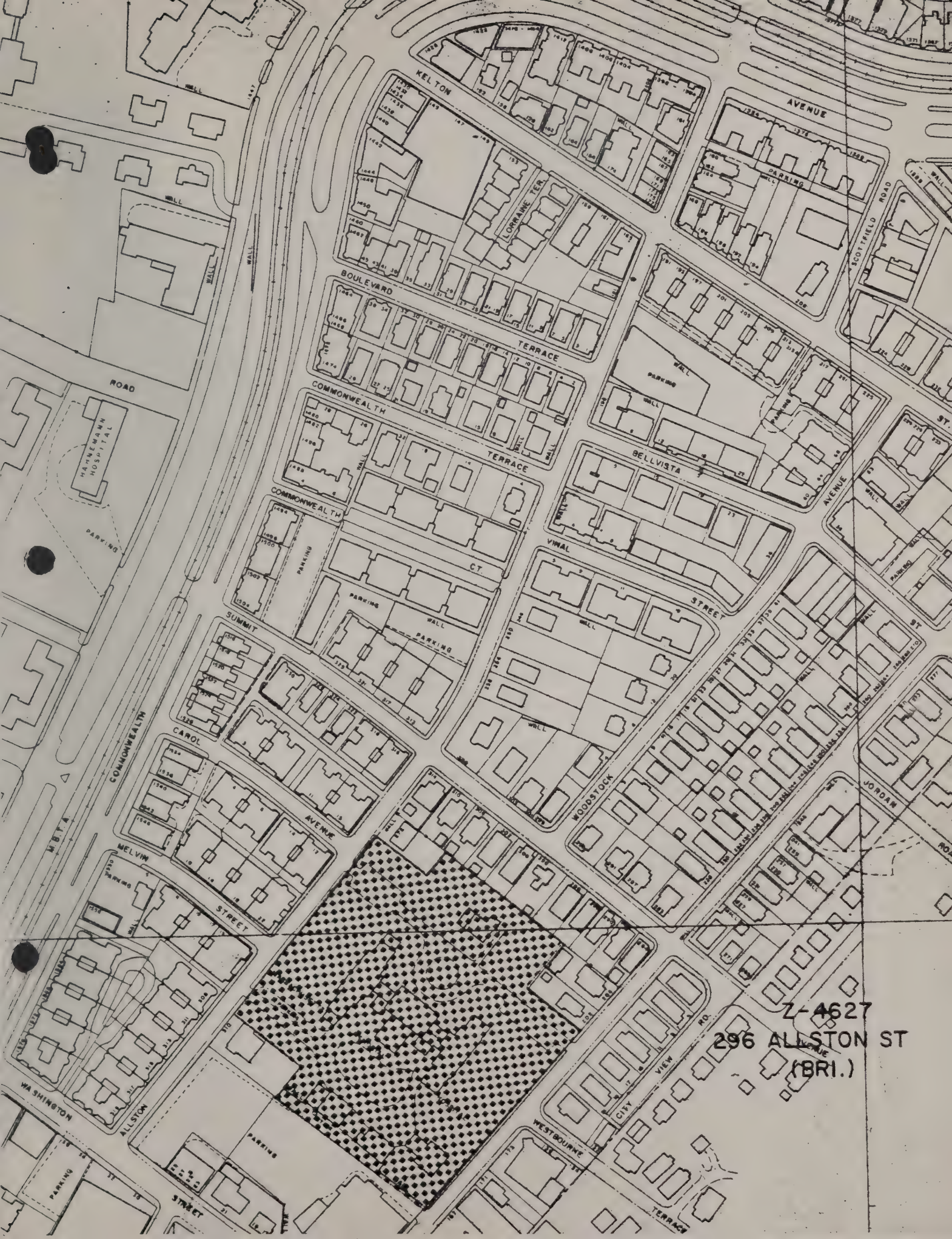
Required

Proposed

8-7. Hospital is forbidden in an R-.8 district.

Patient beds will be relocated in proposed addition and capacity reduced from approximately 90 to 68. Existing facility will be used for dietary and support services and employees lounge. Local civic associations and abutters strongly support petition. Recommend approval with proviso.

VOTED: In reference to Petition Z-4627, brought by St. John of God Hospital, 296 Allston Street, Brighton, for a forbidden use to erect a three-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval, provided plans including parking and pedestrian circulation are submitted to the Authority for design review, and an in lieu of tax agreement is made with the City of Boston.



Z-4627
296 ALLSTON ST
(BRI.)

Board of Appeal Referrals 2/7/80

Z-4629
Lynne H. Sabuk
388 Arborway, Jamaica Plain
Near Hampstead Road

Hearing: 2/26/80

2 1/2 Story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

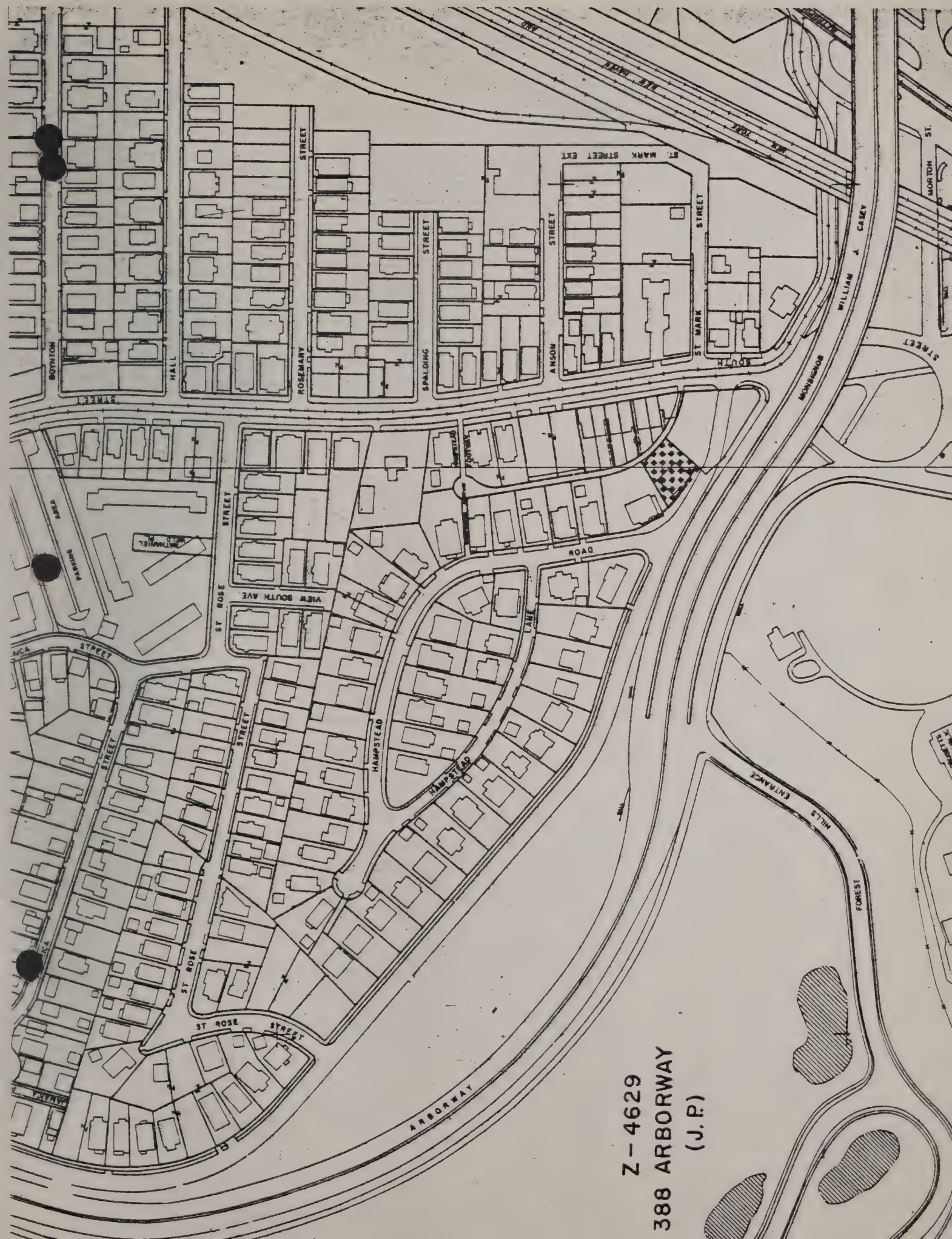
Purpose: Change occupancy from one-family dwelling to two-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families is forbidden in an S-.5 District.		
14-2. Lot area is insufficient.	10,000 sf	7088 sf.

After severe fire four years ago, building remains vacant and in deteriorating condition. Proposed conversion is consistent with one and two family neighborhood. Conversion was advertised in Jamaica Plain Citizen; neighbors and Little City Hall indicate support.
Recommend approval.

VOTED: In reference to Petition Z-4629, brought by Lynne H. Sabuk, 388 Arborway, Jamaica Plain, for a forbidden use and variance for change of occupancy from one to two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Deteriorated, fire damaged structure will be rehabilitated. Conversion is consistent with one and two family neighborhood.



Z-4629
388 ARBORWAY
(J.P.)

Board of Appeal Referrals 2/7/80

Z-4638
George Dukas
701-705 Centre Street
Jamaica Plain
At Burroughs Street

Hearing: 2/26/80

Three-story masonry structure

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from halls and stores to offices, hall, community center and restaurant.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
23-2 Off-street parking is insufficient	8 spaces	0

Proposal is to legalize existing occupancy and to add a restaurant. Petitioner will file amended plan reducing number of tables and altering restaurant concept to market-cafe style. Majority of patrons will arrive on foot or by public transportation. New City of Boston parking area (former Agassiz School property) available to all Centre Street shoppers will mitigate parking deficiency. Jamaica Pond Association, Sumner Hill Association, Jamiaca Plain Board of Trade, Little City Hall, agree that area needs a restaurant and support proposal. Recommend Approval.

VOTED: In reference to Petition Z-4638, brought by George Dukas, 701-705 Centre Street, Jamaica Plain, for a variance for change of occupancy from halls and stores to offices, halls, community center and restaurant in a General Business (B-1) District, the Boston Redevelopment Authority recommends approval. New City of Boston parking area (former Agassiz School property) will mitigate off-street parking deficiency.



Z-4638
701 FOS CENTRE ST
(J.P.)

Board of Appeal Referrals 2/7/80

Z-4650
Anthony Cicconi
18 Shepard Street, Brighton
Near Washington Street

Hearing: 2/19/80

One-story masonry structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Legalize occupancy - one-family dwelling.

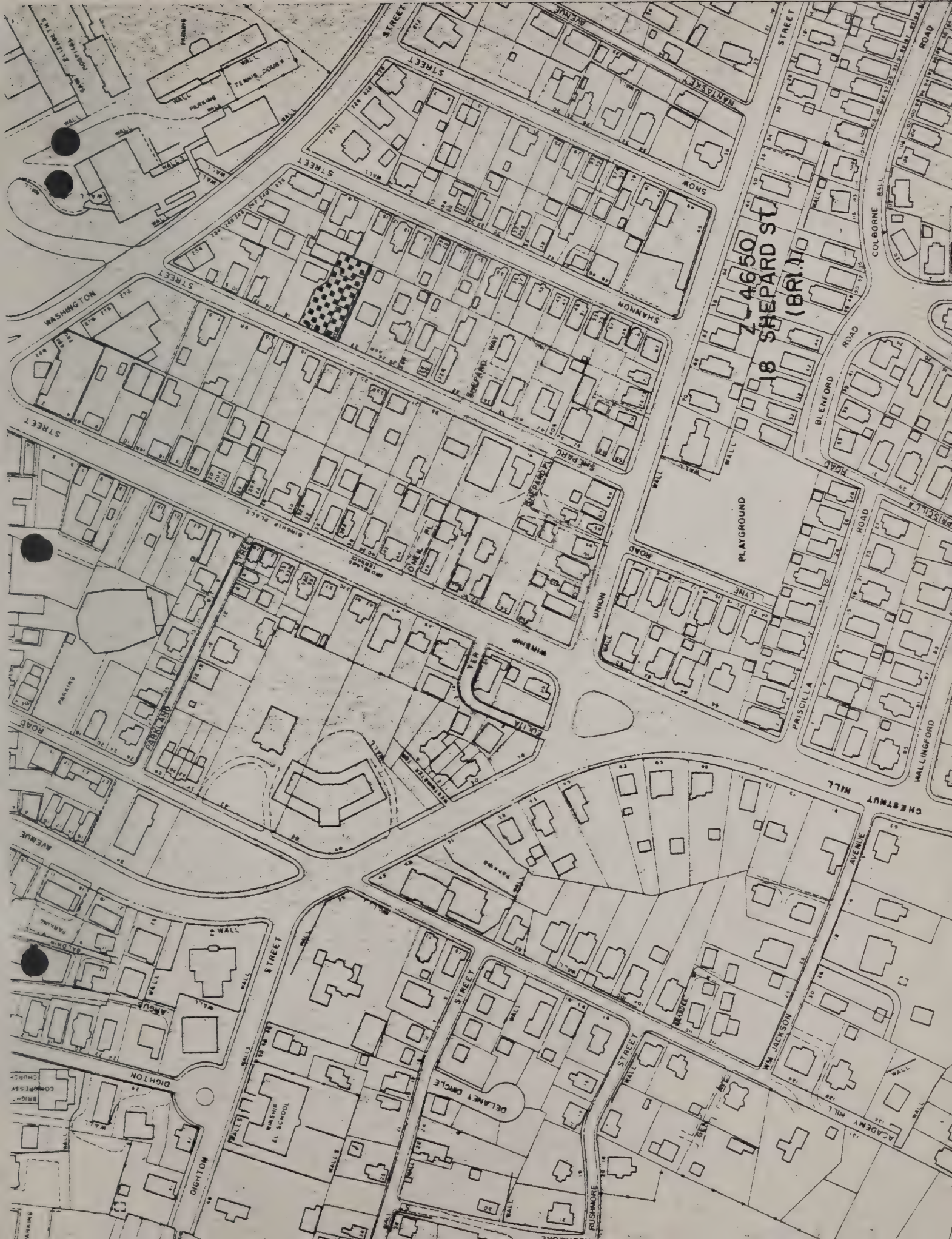
Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
18-1. Front yard is insufficient.	20 ft.	0
19-1. Side yard is insufficient.	10 ft.	0

Structure is inconsistent with the scale and character of this residential street. Local civic associations, abutters and neighbors are opposed. In 1978, the Authority recommended denial of two petitions concerning this property; the Board of Appeal dismissed both for technical reasons.

Recommend denial.

VOTED: In reference to Petition Z-4650, brought by Anthony Cicconi, 18 Shepard Street, Brighton, for two variances to legalize occupancy for one family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Structure is inconsistent with the scale and character of this residential street.



4650
18 SHEPARD ST
(BRX)



PLAYGROUND

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Board of Appeal Referrals

2/7/80

Z-4656

Faneuil Realty Trust
 5 Faneuil Street, Brighton
 at Market Street.

Hearing: 2/26/80

One-story masonry structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect one-story eight bay self-service
 car wash structure.

Violation(s):

SectionRequiredProposed

8-7. Car wash is conditional in an L-.5 district.

Proposed facility could increase traffic congestion and create
 pedestrian hazards. Local community groups are opposed.
Recommend denial.

VOTED: In reference to Petition Z-4656,
 brought by Faneuil Realty Trust,
 5 Faneuil Street, Brighton, for a
 conditional use to erect a one-story
 eight bay self service car wash
 structure in a local business (L-.5)
 district, the Boston Redevelopment
 Authority recommends denial. Proposed
 facility could increase traffic con-
 gestion and create pedestrian hazards.



7-4656
5 FANEUIL ST.
(C.B.R.)

FANEUIL DEVELOPMENT
AUTHORITY
BOSTON 200-4

MC KINNEY
PLAYGROUND

Board of Appeal Referrals 2/7/80

Z-4657

John & Raymond Fallon
252 Western Avenue, Brighton
near Riverdale Street

Hearing: 2/19/80

One-story masonry structure.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: Change occupancy from tavern, storage
and fabrication of plastic and foam rubber
to tavern and accessory storage.

Violation(s):

Section

Required

Proposed

23-8 Off-street parking is insufficient.

The tavern operation would expand into space presently occupied by foam rubber distributor. Petitioner states sufficient off-street parking has been obtained in the immediate area. Local civic associations indicate support with provisos in Vote.
Recommend approval with provisos.

VOTED: In reference to Petition Z-4657, brought by John and Raymond Fallon, 252 Western Avenue, Brighton, for a variance for change of occupancy from tavern, storage and fabrication of plastic and foam rubber to tavern and accessory storage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that Petitioner acquire or lease space to provide adequate off-street parking; that curb cuts in front of property be removed; that operation of tavern terminate at midnight; that plans including parking be submitted to the Authority for design review.

Z-4657
252 WESTERN AVE.
(BRI.)

